



City of Redmond Planning Commission January 25, 2006 Meeting Summary

Planning Commissioners in Attendance:

Tom Hinman, Tanika Kumar, Charlie McCarthy, Korby Parnell, Sue Petitpas, and Martin Snodgrass

Staff in Attendance:

Lori Peckol, Gary Lee, Redmond Planning Department

Business Conducted:

Chair Martin Snodgrass called the meeting to order at 7:00 p.m. He reported that Commissioner Querry would be absent; she was excused.

Chair Snodgrass suggested revising the agenda to begin with approval of the Planning Commission's transmittal report to City Council on the Overlake urban center amendment. The Commissioners agreed to this revision.

The Commissioners approved the meeting summaries for November 30, 2005 and December 21, 2005. They also approved the meeting summary for January 18, 2006, with one addition suggested by Commissioner Hinman concerning the Commission's discussion of the Overlake urban center amendment.

Under Items from the Audience, Dan Swallow of IntraCorp spoke regarding his January 12, 2006 letter to the Planning Commission, which the Commission had received previously. He asked the Commission to broaden the list of preferred Downtown building materials to include stucco and metal.

Chair Snodgrass turned to the proposed transmittal report regarding designation of a portion of Overlake as an urban center. Lori Peckol provided copies of a suggested addition to the report by Commissioner Hinman concerning the Commission's inquiry about the urgency of completing Redmond's action relative to other approval processes needed at the regional level. She noted that the additional text was similar to the text added to the January 18, 2006 meeting summary. The Commission supported this addition. Ms. Peckol also stated that Exhibit E of the proposed Commission transmittal report included copies of related correspondence, much of which was referred to in general in the staff memo, Commission report, and Commission deliberations to date; however, the correspondence is now attached as an exhibit for purposes of inclusion as part of the record. Commissioner Himan moved that the Planning Commission approve the proposed transmittal report, as modified. Commissioner McCarthy seconded the motion. Motion passed, 6-0.

Chair Snodgrass opened the study session on the 2005 Downtown Redmond Development Guide Amendment (DGA). Commissioner McCarthy led the discussion. Gary Lee, Senior Planner, reviewed staff's recommendations and reasoning with respect to several issues and responded to questions. The Commissioners completed their recommendations for several topics:

- Issue 5, new standards for mixed use village redevelopment: Supported staff recommendation.
- Issue 8, residential useable open space: Supported staff recommendation.
- Issue 10, residential parking and access: Closed and supported staff recommendation except for 20C.40.85-030(3) – proposed staff addition regarding materials remains open for discussion as part of issues 18, 19 - façade materials.
- Issue 12, required parking stalls: Closed with two refinements to staff recommendation: apply footnote 3 to East Hill District and require signing to indicate that parking provided in excess of the maximum allowed is available to the public.

- Issue 17, Anderson Park parking standard: Closed with agreement to apply the same parking standards to Anderson Park as are applied for Old Town, with the exception to allow a maximum of 3.5 spaces/1,000 square feet of gross floor area.
- Issue 2, new standards for uses/buildings along the BNSF railroad right-of-way: Closed with support for staff's revised recommendation (option 4), with a modification to not require additional or make-up parking if garage space is converted to commercial use in the future. The Commission asked Mr. Lee to provide the revised language for review at their next meeting.

The Commission discussed but did not close the following issues:

- Issue 15, restaurant parking in Anderson Park (formerly Old Town). The Commission generally supported a minimum parking standard for restaurants of 5 stalls/1,000 square feet of gross floor area for the entire Downtown, while also expressing interest in an exception that would allow the Technical Committee to waive minimum parking requirements entirely for restaurants that cater to pedestrian traffic, are not destinations, and substantially contribute to the goal of a pedestrian supportive Downtown. The Commission asked Mr. Lee to consider whether such an exception should be available anywhere in the Downtown or only in certain locations, such as along the BNSF ROW or Sammamish Trail, or for certain types of buildings (restaurant in multi-story, multi-tenant building).
- Issue 14, additional standards for storefront windows (20D.40.115-020). In general, the Commission generally preferred existing standards for window glazing (minimum of 60 percent), while also asking Mr. Lee to provide information regarding similar standards for other cities. The Commission agreed to strike "kitchens" from 20D.40.115-020(2ki) and to remove proposed 2kii entirely.

Commissioner McCarthy reviewed the issues remaining when the Commission resumes and likely completes its discussion of the Downtown DGA on February 8, 2006:

- Issue 15, restaurant parking in Anderson Park (formerly Old Town). Review staff recommendation concerning parking exceptions for certain restaurants.
- Issue 2, new standards for uses/buildings along the BNSF railroad right-of-way: Review staff revisions in response to Commission discussion.
- Issue 14, additional standards for storefront windows (20D.40.115-020). Minimum standards for window glazing.
- Issues 18, 19: Façade materials. Also, Issue 10, residential parking and access (20C.40.85-030(3)) – proposed staff addition regarding materials remains open for discussion as part of issues 18, 19.
- Issue 9, ground floor residential uses: Potentially reopen issue at request of Commissioner Snodgrass.

The Commission agreed to continue its meeting past 10:00 pm.

Lori Peckol reviewed the Commission's 2005-06 work plan, including staff's expected timing for proposed and requested amendments scheduled for review during the next quarter. Chair Snodgrass remarked that the Commission is generally on track with respect to review and completion of recommendations for proposed amendments.

Chair Snodgrass adjourned the meeting at 10:10 pm.